

SunLand Condominium Owners  
Division 7 Board of Directors Meeting Minutes  
November 15, 2018

Called to order at 9:35 by Pres. Steve Lavelly with quorum present.

September minutes had been approved via email. No October meeting held.

**President's Comments:**

An email vote in October to approve paying up to \$4,700 to the SunLand Water District for the repair of a water leak and street patch passed with 6 yes and 1 nonresponse votes.

Three staff members of the SunLand Water District, Mike Langley, Scott Garner, and Dutch Williamson, attended to discuss separate and shared responsibilities per WACs (Washington Administrative Code), backflow prevention devices installation, testing and care, and current efforts to upgrade water systems in SunLand.

Washington State mandated in 2004 and SunLand Water District passed a supporting resolution that year that backflow prevention devices be installed universally to prevent the possibility of cross contamination between drinking and irrigation water with the resulting influx of chemicals or diseases to a home. This is particularly important in SunLand since our water is not chlorinated, per owner requests. These devices are not integral to the new water meters and have to be added to the house water line. Due to Division 7's age, lack of historical diagrams, extensive irrigation lines, and owners' adaptations, many unknowns complicate easy effective installation. Also discussed were the different responsibilities of the Water District, the HOA, and the owners. The Water District is responsible for the main lines and the meters. The HOA is responsible for the home use/irrigation lines to the home and the owner is responsible for any modification to the home lines (such as running a sprinkler/drip irrigation system from a home source). Some homes already have the backflow preventers in place, more don't and many are unknown. The Water District is starting an inventory and has 50 recertification

reports for 2018 so far, but all Sunland encompasses 900 homes, including Hilltop's 63 where 10-12 locations are currently known. Once installed, backflow valves have to be tested annually and certified as working which could be an owner cost. The District shared a list of local installers/testers.

Scott Garner is currently investigating backflow valve sites/viability and asking assistance from landscaping crew knowledge plus Landscape Director Streeter's recent water lines mapping. Hopefully, significant work can be done over the winter while the irrigation system is off and empty.

The Water District has a form to be filled out for any backflow valve installation or irrigation cut-off.

After questions included 1) Where and when will the inventory start and 2) Are the meters being used currently to help measure excessive use of water, ie. leaking?

A work group of Streeter, Lavelly, Mowatt, and Ogden will plan for improvements.

**Treasurer:** Finances appear to be in good shape and appropriate for this time of the year. Some charges have not yet been posted to the right account. Dawn will be following up on the outstanding overdue owner account.

The reserve study's questions on increasing reserves to the necessary level will be responded to with the Board's stated plan to fund more appropriate/needed reserve levels. Reserve Study was approved.

**Landscape:** All irrigation lines are off and air emptied. A new landscape contractor has been chosen but a contract has not been signed yet.

**Maintenance:** Work activity has slowed. Mike provided an analysis of the histories and prospects for our current composite and tile roofs.

**Audit:** A motion was made by Carol and seconded by Joel to approve the final payment of \$580 to the Reserve Study agency. Passed.

**Data and Newsletter:** Carol reported the committee have input lots of data including Maintenance orders back to 2016. Landscaping's map of water lines and equipment have been entered. SLOA files of Div. 7 minutes for 2012 to 2015 have been mined for relevant unit information.

The issue of the utility and costs of putting Division 7 information in the cloud was discussed briefly but tabled until the December meeting due to need for further consideration.

**New Business:** SunLands FHA approval designation has lapsed and question was raised as to its usefulness. To renew would cost \$857 for five years which may not be much benefit for the usual buyers. Motion to not renew was made by Carol, seconded by Dawn and passed

Robert Baer #156-B, asked about installing a Little Library structure, preferably on the green space behind the parking slots. Possibly a bench to be added. A motion was made by Dawn and seconded by Mike for Robert to form a committee to look into available resources to build this. Passed. Steve Carr could do the actual constructing of a kit.

Steve gave information that a Helpful Neighbors group headed by Patty Lavelly will be making themselves available to the Hilltop neighborhood to assist with transport, meals, chores, etc. for free for emergency or on-going need. Anyone may get in touch with her either to ask for assistance or to assist.

**Adjourned: 11:50**